

**Exhibit A**

**COPY**

Union Center Realty, LLC  
952 Wilkes Barre Township Boulevard  
Wilkes - Barre, PA 18702

April 26, 2019

Sears Holding Corp.  
Property Tax Dept: B2-110A  
3333 Beverly Road  
Hoffman Estates, IL 60179

**ATTENTION: Property Tax Department**

**REGARDING:** Kmart #3268  
910 Wilkes Barre Township Boulevard  
Wilkes - Barre, PA 18702

Enclosed are the following documents for your review:

- Summary of Balances Due to Union Center Realty Company LLC: **Total \$61,179.77**
- Statement Detailing the **2018 PAST DUE Balance Owed of \$42,642.99**
- Statement Detailing the 2019 Current Amount Due of \$18,536.78

In accordance with the terms of your lease all balances due for the outstanding balances detailed on the attached statements are due upon receipt.

**The 2018 Outstanding Balance of \$42,642.99 is 230 DAYS PAST DUE  
as of the date of this correspondence.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 570-704-4223 extension 211 or our Attorney Morris Raub at 570-704-4257 extension 106.

Thank you.

Sincerely,



Andrea Gussett  
Accounting Department

cc: Attorney Morris Raub  
cc: Sally Shipierski, CFO

UNION CENTER REALTY LLC  
 952 WILKES-BARRE TWP BLVD  
 WILKES-BARRE PA 18702

Pg 3 of 10

INVOICE	2019 CTY TAX
Date	4/18/2019

**Customer:**

SEARS HOLDING CORP  
 3333 BEVERLY ROAD  
 BC-131A  
 HOFFMAN ESTATES IL 60179

Purchase Order	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID
Description: 2019 CTY TAX	KMA110			FIRST OF MONTH  Amount \$16,040.73

**PAYMENT DUE  
 UPON RECEIPT**

Subtotal	\$16,040.73
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Payment	\$0.00
Total Due	\$16,040.73

Bill Date: 02/04/2019

Wilkes-Barre Township Tax Collector  
150 Watson Street  
Wilkes-Barre, PA 18702

Telephone: 570-208-4635 Ext. 103 Email: maria2831@live.com

125052-2

69-110 -00A-08C-000 1265  
UNION CENTER REALTY LLC  
952 WILKES BARRE TWP BLVD  
WILKES BARRE, PA 18702

2019 COUNTY & MUNICIPAL  
REAL ESTATE TAX BILL  
Wilkes-Barre Township - Luzerne County  
Control No: 69019-1  
Tax Bill No: 1265  
Parcel Number: 69-110 -00A-08C-000  
Approx. Property Loc.: ROUTE 00309  
Property Description: 69-C-2-R-D68-2-D1-2

Assessment:  
Land = 600000  
Building = 1200000  
Total = 1800000

Office Hours:  
MONDAY THRU FRIDAY 8:30AM TO 3:30PM.  
CHECKS MADE PAYABLE TO WILKES BARRE TWP  
CHECKS AND MONEY ORDERS ONLY NO CASH

RECEIVED FEB 13 2019

No Partial Payments Accepted.

2019 COUNTY & MUNICIPAL REAL ESTATE TAX BILL  
Wilkes-Barre Township - Luzerne County  
Parcel Number: 69-110 -00A-08C-000

Control No: 69019-1

TAXPAYER COPY

Tax Bill No: 1265

Tax Description	Assessment	Rate	Discount (-\$272.71)	Face	Penalty (+\$1363.57)
County R/E Municipal R/E	1800000	5.97540 1.60000	\$ 10540.61 \$ 2822.40	\$ 10755.72 \$ 2880.00	\$ 11831.29 \$ 3168.00

Payment requested from:

If paying after December 15th: Only official bank  
checks or certified checks will be accepted.

UNION CENTER REALTY LLC  
952 WILKES BARRE TWP BLVD  
WILKES BARRE, PA 18702

PAY THIS AMOUNT →

IF PAID BY 04/03/2019	IF PAID BY 06/03/2019	IF PAID AFTER 06/03/2019
\$ 13363.01	\$ 13635.72	\$ 14999.29

Liens Will Be Filed After: 12/31/2019

For a receipt, please return entire bill with payment  
and a self-addressed stamped envelope.

Payable to: Wilkes-Barre Township Tax Collector  
150 Watson Street, Wilkes-Barre, PA 18702

2019 COUNTY & MUNICIPAL REAL ESTATE TAX BILL  
Wilkes-Barre Township - Luzerne County  
Parcel Number: 69-110 -00A-08C-000

Control No: 69019-1

TAX COLLECTOR COPY

Tax Bill No: 1265

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UNION CENTER REALTY LLC  
952 WILKES BARRE TWP BLVD  
WILKES BARRE, PA 18702

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Payable to: Wilkes-Barre Township Tax Collector  
150 Watson Street, Wilkes-Barre, PA 18702

Bill Date: 02/04/2019

Wilkes-Barre Township Tax Collector  
150 Watson Street  
Wilkes-Barre, PA 18702

Telephone: 570-208-4635 Ext. 103 Email: maria2831@live.com

126062  
T17 B27 P \*\*\*\*\*SINGLE-PIECE  
69-110 -00A-08B-000 1264  
UNION CENTER REALTY LLC  
952 WILKES BARRE TWP BLVD  
WILKES BARRE, PA 18702

2019 COUNTY & MUNICIPAL  
REAL ESTATE TAX BILL  
Wilkes-Barre Township - Luzerne County

Control No: 69019-1  
Tax Bill No: 1264

Parcel Number: 69-110 -00A-08B-000  
Approx. Property Loc.: ROUTE 00309  
Property Description: 69-C-2-R-D58-D2-2

Assessment:  
Land = 700000  
Building = 0  
Total = 700000

Office Hours:  
MONDAY THRU FRIDAY 8:30AM TO 3:30PM.  
CHECKS MADE PAYABLE TO WILKES BARRE TWP  
CHECKS AND MONEY ORDERS ONLY NO CASH

RECEIVED FEB 13 2019

No Partial Payments Accepted

2019 COUNTY & MUNICIPAL REAL ESTATE TAX BILL  
Wilkes-Barre Township - Luzerne County  
Parcel Number: 69-110 -00A-08B-000

Control No: 69019-1

TAXPAYER COPY

Tax Bill No: 1264

Tax Description	Assessment	Rate	Discount (-\$106.06)	Face	Penalty (+\$530.28)
County R/E	700000	5.97540	\$ 4099.12	\$ 4182.78	\$ 4601.06
Municipal R/E		1.60000	\$ 1097.60	\$ 1120.00	\$ 1232.00

Payment requested from:

UNION CENTER REALTY LLC  
952 WILKES BARRE TWP BLVD  
WILKES BARRE, PA 18702

If paying after December 15th: Only official bank  
checks or certified checks will be accepted.

PAY THIS AMOUNT →

OK (RLP)  
2-13-19

IF PAID BY 04/03/2019	IF PAID BY 06/03/2019	IF PAID AFTER 06/03/2019
\$ 5196.72	\$ 5302.78	\$ 5833.06

Liens Will Be Filed After: 12/31/2019

For a receipt, please return entire bill with payment  
and a self-addressed stamped envelope.

Payable to: Wilkes-Barre Township Tax Collector  
150 Watson Street, Wilkes-Barre, PA 18702

2019 COUNTY & MUNICIPAL REAL ESTATE TAX BILL  
Wilkes-Barre Township - Luzerne County  
Parcel Number: 69-110 -00A-08B-000

Control No: 69019-1

TAX COLLECTOR COPY

Tax Bill No: 1264

Tax Description	Assessment	Rate	Discount (-\$106.06)	Face	Penalty (+\$530.28)
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Municipal R/E		1.60000	\$ 1097.60	\$ 1120.00	\$ 1232.00

Payment requested from:

UNION CENTER REALTY LLC  
952 WILKES BARRE TWP BLVD  
WILKES BARRE, PA 18702

If paying after December 15th: Only official bank  
checks or certified checks will be accepted.

PAY THIS AMOUNT →

IF PAID BY 04/03/2019	IF PAID BY 06/03/2019	IF PAID AFTER 06/03/2019
\$ 5196.72	\$ 5302.78	\$ 5833.06

Liens Will Be Filed After: 12/31/2019

For a receipt, please return entire bill with payment  
and a self-addressed stamped envelope.

Payable to: Wilkes-Barre Township Tax Collector  
150 Watson Street, Wilkes-Barre, PA 18702

UNION CENTER REALTY LLC		Payment Number	Check Date	Document Number	2141
Vendor ID	Name				
WIL110	WILKES-BARRE TWP TAX COLLEC	000000000000001172	2/15/2019	2141	
Our Voucher Number	Date	Amount	Amount Paid	Discount	Net Amount Paid
19 CTY TAX #1264	2/15/2019	\$5,196.72	\$5,196.72	\$0.00	\$5,196.72
19 CTY TAX #1265	2/15/2019	\$13,363.01	\$13,363.01	\$0.00	\$13,363.01

\$18,559.73

\$18,559.73

\$0.00

\$18,559.73

INVOICE	WVSA (3268)
Date	4/18/2019

SEARS HOLDING CORP  
3333 BEVERLY ROAD  
BC-131A  
HOFFMAN ESTATES IL 60179

Purchase Order	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID
<b>Description:</b> WVSA (3268)	KMA110			FIRST OF MONTH  <div>Amount</div> <div>\$1,420.73</div>

<b>Subtotal</b>	<b>\$1,420.73</b>
<b>Misc</b>	<b>\$0.00</b>
<b>Tax</b>	<b>\$0.00</b>
<b>Freight</b>	<b>\$0.00</b>
<b>Trade Discount</b>	<b>\$0.00</b>
<b>Payment</b>	<b>\$0.00</b>
<b>Total Due</b>	<b>\$1,420.73</b>

**PAYMENT DUE  
UPON RECEIPT**



PO BOX 33A  
WILKES-BARRE PA 18702-1333

ST NO. 666-0

SW-TIER 3 QTR 1 YR 19

SERVICE LOCATION  
DATE 309(3248)

125.0 175920

W 412.19

ITY QUARTERLY 875.90

RMWATER QUARTERLY

PAYMENT OPTIONS

RTERLY SANITARY & YEARLY STORMWATER

4 4% DISCOUNT 3908.29

RTERLY SANITARY & QUARTERLY STORMWATER

1420.73

ON 4/29/19

4 COST

IF THIS PORTION FOR YOUR RECORDS

MC	ACCOUNT NO.		
75	7866-0		
UNITS	QTR	YR	YEAR
1	3	1	19

ADDRESS  
SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS MAIL  
U.S. POSTAGE PAID  
WILKES-BARRE, PA  
PERMIT NO. 258

1ST QUARTER PAYMENT OPTION TOTAL 3908.29 DUE ON 4/29/19  
WITH 4% YEARLY STORMWATER DISCOUNT

PREVIOUS CHARGE	PENALTY	INTEREST	CURR. SANITARY	CURR. STORMWATER
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80.04	52.60		412.19	875.90
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STORMWATER CREDIT CODES APPLIED SEE WVSA.ORG FOR DETAILS

TOTAL DUE ON 4/29/19	TOTAL DUE	1420.73
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DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT LIEN COST

UNION CENTER REALTY LLC

952 WILKES BARRE TWP BLVD

WILKES BARRE PA 18702-6162



UNION CENTER REALTY LLC  
 952 WILKES-BARRE TWP BLVD  
 WILKES-BARRE PA 18702

INVOICE	WB SEWER FEE
Date	4/18/2019

**Customer:**

SEARS HOLDING CORP  
 3333 BEVERLY ROAD  
 BC-131A  
 HOFFMAN ESTATES IL 60179

Purchase Order	Customer ID	Salesperson ID	Shipping Method	Payment Terms ID
Description: WB SEWER FEE	KMA110			FIRST OF MONTH
				Amount \$1,075.32

**PAYMENT DUE  
 UPON RECEIPT**

Subtotal	\$1,075.32
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Payment	\$0.00
Total Due	\$1,075.32

SEWER MAINTENANCE FEE  
PO Box 1637  
Wilkes Barre PA 18703-1637  
(570) 825-5096

ACCOUNT NO.			
666-0			
UNITS	MUNIC	BILL CTR	YEAR
1	75	2	19
BALANCE DUE YEARLY PAYMENT			
PAID ON OR BEFORE			
Flow 55.0			
NET BILL	1075.32		
DUE ON OR BEFORE	5/28/19		
GROSS BILL	1091.65		
DUE AFTER	5/28/19		
LIEN COST			
SERVICE LOCATION	ROUTE 309 (3268)		

KEEP THIS PORTION FOR YOUR RECORDS

666-0 Pg 10 of 10				ADDRESS SERVICE REQUESTED	PREPAID FIRST CLASS MAIL U.S. POSTAGE PAID WILKES-BARRE, PA PERMIT NO. 238
UNITS	MUNIC	BILL CTR	YEAR		
1	75	2	19		
BAL DUE YRLY PYMT.				DUE ON OR BEFORE	
PREVIOUS CHARGE		PENALTY		INTEREST	
869.06		36.07		6.93	
TOTAL DUE ON OR BEFORE		5/28/19		1075.32	
TOTAL DUE AFTER		5/28/19		1091.65	
DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT				LIEN COST	

UNION CENTER REALTY LLC  
952 WILKES BARRE TWP BLVD  
WILKES BARRE PA 18702-6162

